

David Balkind Design
12 Oak Close
Sutton
SM1 3LQApplication Ref: **2015/1411/P**
Please ask for: **Darlene Dike**
Telephone: 020 7974 **1029**

27 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Flat A
55 Broadhurst Gardens
London
NW6 3QT**

Proposal:

Replacement of 3 existing single glazed timber windows with double glazed uPVC windows to rear elevation. [Retrospective]

Drawing Nos: Site Location Plan; 100 Rev A

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The replaced windows, by virtue of their material and detailed design, would harm the appearance of the host building and the character and appearance of the South Hampstead Conservation Area, contrary to policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Core Strategy; and DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage), of the London Borough of Camden Local Development Framework Development



Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment